## CITY COUNCIL ATLANTA, GEORGIA

01-1513

AN ORDINANCE Z-01-65 BY: ZONING COMMITTEE DATE FILED: 8-14-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 239 Grant Street, S.E., be changed from the I-2 (Heavy Industrial) District to the I-1 (Light Industrial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 45 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

All that tract or parcel of land lying and being in the city of Atlanta, in Land Lot 45 of the 14th District of originally Henry, now fulton County, Georgia, more particularly described as follows:

. . . . . . . . . .

BEGINNING at a point on the west side of Grant Street 134 feet, more or less, north of the northwest corner of Grant and Hunter Streets, said beginning point beging the extreme northeast corner of the property conveyed by May Investing Corporation, Inc. to Paul L. Dorn and Joe High Williams by deed dated July 19, 1940, recorded in Deed Book 1776, page 179, Fulton County Records, and running thence north along the west side of Crant Street 171.6 feet, more or less, to the southeast corner of property sold by May Investing Corporation. Inc. to Pincus Koplin and David Koplin by deed dated June 1, 1944, filed for record in the Office of the Clerk of the Superior Court on August 2, 1944, at 1:03 o'clock P.M., running thence in a vesterly direction and along the southerly line of the Koplin property 185 feet. more or less, to the right of way of a side tract of the Georgia Railroad (formerly Seaboard Airline Railway); running thence south along said right of way 179.7 feet, more or less, to the northwest corner of the property deeded to Paul L. Dorn and Joe High Williams, and running thence east along the north line of said Dorn and Williams property, 190 feet, more or less, to Grant Street at the point of beginning.

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